Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

April 18, 2016

TO: Hearing Officer

FROM: Kristina Kulczycki
Zoning Permits North Section

SUBJECT: Project No. R2014-02411-(5)
Minor Conditional Use Permit No. 201400014, Oak Tree Permit No. 201400035, and Environmental Assessment No. 201400194
HO Meeting: April 19, 2016
Agenda Item: 5

The above-mentioned item is a request to construct a single-family residence on a hillside within the Altadena Community Standards District and includes one oak tree removal and additional encroachments into the protected zone of nine other oak trees.

Please find enclosed comment letters and arborist response for the above referenced item that were submitted after the April 5, 2016 hearing.

If you need further information, please contact Kristina Kulczycki at (213) 974-6443 or kkulczycki@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MM:KK

Enclosures: Comment letters
Arborist response

LDC
Land Design Consultants, Inc.

April 18, 2016

Ms. Kristina Kulczycki
Senior Regional Planning Assistant
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
(via email: kkulczycki@planning.lacounty.gov)

Re: Oak Tree Permit No. 201400035, APN: 5830-003-016 - Canyon Crest Road
LDC Project No. 13038-001

Dear Ms. Kulczycki:

At the request of Mr. Alex Garcia, Hearing Officer for this project, Land Design Consultants, Inc. (LDC) has reviewed the Independent Arborist Review of the Oak Tree Report, prepared by Rebecca Latta Arboricultural Consulting, dated March 17, 2016. Please be aware that LDC's involvement in the project in 2014 was at an early stage of the project submittal process. LDC's report was submitted to the applicant, Mr. Stephen Kuhn, in August 2014 and we have not been in contact with him or any County representative since that time. We were contacted and first made aware of Ms. Latta's review by the applicant only a few weeks ago when Ms. Latta submitted her comments, and we are responding at our earliest convenience.

It is my understanding from reviewing the most recent plans, that the project entryway has changed, and that the portion of concrete driveway outside the footprint of the home has been removed. However, these changes did not affect the footprint or elevations for the home, and do not lead to any increased impacts. After speaking at length with the applicant and reviewing 3D renderings the applicant provided, I was also made aware that the extent of excavation was somewhat different than I had understood from the site plan dated July 14, 2014 and earlier conversations with the applicant and his architect. As a result, the impacts indicated in the August 2014 report may have underestimated the impacts to trees #4 and 7. Although the impacts may have increased, I feel the dispositions indicated in the 2014 report will remain the same, and the minimum excavation encroachment distances remain unchanged. I have attempted to provide as much detail as possible of the impacts given the benefit of this additional information.

As I was preparing my report, I spoke to the Forestry Unit with the County of Los Angeles Fire Department and discussed the constraints of the property in regards to inventorying all oak trees within 200 feet of the project development. Since we were not expected to be granted access to all the properties within 200 feet, Forestry agreed that the report could be limited to those oaks within the immediate vicinity of the project footprint and associated infrastructure, while providing a general description of the other oaks. The August 2014 report stated these limitations and described, in general, those outlying trees. Those oak trees at the bottom of the property are approximately 170 feet downslope, are not impacted by project development, and were therefore not included in the scope. I believe that the report was prepared in accordance with the intent of the County Oak Tree Ordinance. Further, the Assistant Chief Forester who reviewed the August 2014 report stated that "The Oak Tree Report is accurate and complete as to the location, size, condition and species of the oak trees on-site."

The following are my responses to details Ms. Latta claims are missing from my August 2014 Oak Tree Report:

Item #1 – Impact analysis for tree #10. The arborist report from LDC says there will be no impact to tree #10. However, the trunk is within 15 of the foundation pilings and adjacent to a large boulder that may need to be removed.

Response – The location of the foundation piling is outside of the dripline of tree #10 and just outside the outer limits of the protected zone of the tree. Based on the Oak Tree Location and Impact Map that was provided by the client's engineer in 2014, no construction activities will take place within the protected zone of tree #10. At the time the report was prepared, no specific boulders were proposed for removal within the building footprint.

The location and design of the cantilevered deck were not available at the time the report was prepared in 2014. Upon reviewing the deck on the Site Plan, dated March 4, 2016, encroachment into approximately two feet of the dripline of tree #10 may result. It does appear that the existing canopy is at or near the elevation of the deck and may result in very minor canopy pruning, if at all. The applicant has already submitted a revised burden of proof adding tree #10 as an encroachment based on this fact.

Item #2 – Sewer line and water line construction impacts are not mentioned in the oak tree report. Additional impacts to tree #1, 2, 3, 4, 5, 6 and 8 may be significant.

Response – The location of the sewer and water lines were not available at the time the report was prepared in 2014 and their impacts were therefore not analyzed. Based on the location that is currently shown on the Site Plan, dated March 4, 2016, excavation required for the installation of the sewer line may result in impacts to the root systems of trees #1, 2, 3, 4 and 7. The sewer line would be located approximately 21 feet from the trunk of tree #1, 15 feet from the trunk of tree #2, 16 feet from the trunk of tree #3, 12 feet from the trunk of tree #4 and 12 feet from the trunk of tree #7. Tree #6 is proposed for removal and should not be included in the impact discussion. Arboricultural research discourages root severance within five times the tree's trunk diameter on any one side of the tree. In this instance, we refer to this area as the 'critical root zone.' Any excavation for the placement of the sewer line would take place outside of the critical root zones of these referenced trees and will unlikely result in significant damage to the root systems of the trees. Per the conditions of the Oak Tree Permit, the applicant is required to excavate the trench for the sewer line by hand, with the intention of threading the pipe under those larger roots (greater than 2") that are encountered, if any. Impacts to the root system will still occur but will be minimized using hand implements.

Based on the location that is currently shown on the Site Plan, dated March 4, 2016, excavation required for the installation of the water line may result in impacts to the root system of tree #5. The water line would be located approximately 14 feet from the trunk of tree #5. Tree #6 is proposed for removal and should not be included in the impact discussion. The applicant is required to excavate the trench for the water line by hand, with the intention of threading the pipe under those larger roots (greater than 2") that are encountered, if any. Impacts to the root system will still occur but will be minimized using hand implements.

As indicated in the report, any work performed within the protected zone of the oak trees approved for encroachment must be done using hand implements only and shall be performed under the supervision of the applicant's Arborist of Record. The Ordinance requires that various phases of construction adjacent to protected trees be monitored by the Arborist of Record.

Item #3 – Any quantification of impacts from the retaining wall, fill soil (15 cu yards of cut and 15 cu yards of fill) and pile drilling activities.

a. Minimum piling size of 24 inches is mentioned. I would think the maximum potential size would be more relevant. Do the holes have to be shored? How much bigger does that make the holes? Where will the spoils from the holes be placed?

   Response – At the time the report was prepared in 2014, the specifications of the foundation piles were limited. The 24-inch size was provided by the applicant and the impacts were based on the size provided. The applicant had indicated that shoring would not be required, but if it was determined to be necessary, thin corrugated steel would be used which would add only a few inches to the hole. A minor increase in diameter would not significantly change the overall impacts of each hole on the oak trees.

b. The flat pad is completely covered by oak tree canopy. How will a crane fit into the space and drill pilings without damaging the trees? Dump trucks will not have adequate vertical clearance; the canopy overhangs low over the pad.
Response – As stated by the applicant in his response to Ms. Latta's review, a limited access drill rig will be used to drill the six piles for the residence. I would agree that a standard drill rig or out-reaching rig situated on top of the pad could significantly impact the canopy of the oak trees. It is not the intention of the applicant to use one of these methods.
As stated by the applicant, dump trunks will not be used and spoil will be removed with standard 5 or 10 yard dumpsters. This means of removal is feasible and should be strictly adhered to.

c. Where will materials be stored where they are not within the protected zone of any oak trees?
Response – Condition #5 of the oak tree report requires that the applicant install chain-link fencing to protect the trunks of the encroached oak trees during construction. This fencing will be required to be placed at distances from the trunks to be determined by the Arborist of Record. Condition #6 of the Oak Tree Report requires that plywood be applied on the top of the existing wood mulch over the entire pad during construction activities to minimize impacts from construction. The plywood will help distribute the weight of that equipment and vehicles within the protected zones, but will not completely prevent compaction from occurring. The mulch and plywood will have to be maintained regularly as directed by the project's Arborist of Record.

d. There is a drainage channel that appears to run under the proposed house. If the drainage is altered, how will that impact the oak trees?
Response – The drainage channel is small and does not likely direct heavy flows or high velocities. Per the Hydrology and Water Quality section of the Initial Study: "The project will alter the existing drainage pattern of the site and will also increase the amount of surface runoff with the addition of impermeable surface area. However, all projects must comply with all applicable NPDES requirements and the Low Impact Development (LID) standards for small-scale residential projects which include management of drainage and surface runoff. Therefore, the project is not expected to result in substantial erosion or siltation on or off-site, increase the rate or amount of surface runoff in a manner that would result in flooding on or offsite, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or significantly affect surface water or groundwater quality." Based on this analysis, it is unlikely that altering the drainage will impact the subject oak trees, either those near the street or those at the bottom of the slope.

e. The percentage of root zone and canopy impacts are not mentioned. The arborist specifies a distance to impacts, but does not discuss the relevance of the impact to tree health. Only that they might occur. How does the arborist determine whether the impacts are great enough to recommend removal of the protected trees?
Response – Of the trees that are proposed for encroachments, trees #4 and 7 will have the greatest impacts by the project design. These impacts are greater than those previously indicated in the August 2014 report. As stated in that report, the placement of the below grade wall will take place approximately four feet (to the west) of the trunk of tree #4. Based on the Site Plan, dated March 4, 2016, it is estimated that approximately 25% of the root system will be impacted by the excavation required for the placement of the wall. Since the location of actual roots is unknown until excavation occurs, actual impacts to specific roots cannot be determined at this time. Excavation should be performed under the Arborist of Record's guidance.
As stated in the August 2014 report, the placement of the below grade wall will take place approximately six feet (to the south) of the trunk of tree #7. Based on the Site Plan, dated March 4, 2016, it is estimated that approximately 27% of the root system will be impacted by the excavation required for the placement of the wall. Since the location of actual roots is

unknown until excavation occurs, actual impacts to specific roots cannot be determined at this time. Excavation should be performed under the Arborist of guidance.
The level of impacts to these trees are significant. Trees react, adjust, and compensate to physical and environmental impacts in ways we do not fully understand. As such, as arborists we are trained to not speak in certainties, but rather in probabilities and likelihood. It is my professional opinion, based on 12 years of experience, training, and judgment, that trees #4 and #7 have a good probability of surviving the described construction impacts. The amount of impacts to these trees does not guarantee that these trees will decline and die. I support to applicant's attempts to design the structure to reduce the amount of oaks trees that could have been removed if designed without any regard to the oak trees on the property. The applicant is accepting the risk by allowing these trees to remain and planning and designing around them, as opposed to simply requesting their removal. Condition #10 in the report recommends "root pruning shall be reduced to the minimum amount that is absolutely necessary. All roots pruned shall consist of clean, 90° angle cuts utilizing sharp hand tool and shall not be sealed unless directed by the County Forester. Any major roots (2" diameter or greater in diameter) encountered shall be preserved to the extent possible, wrapped in moist burlap, until the soil is replaced." Every effort will be made to avoid the removal of significant roots that are exposed and all recommendations by the Arborist of Record will be adhered to during excavation activities.

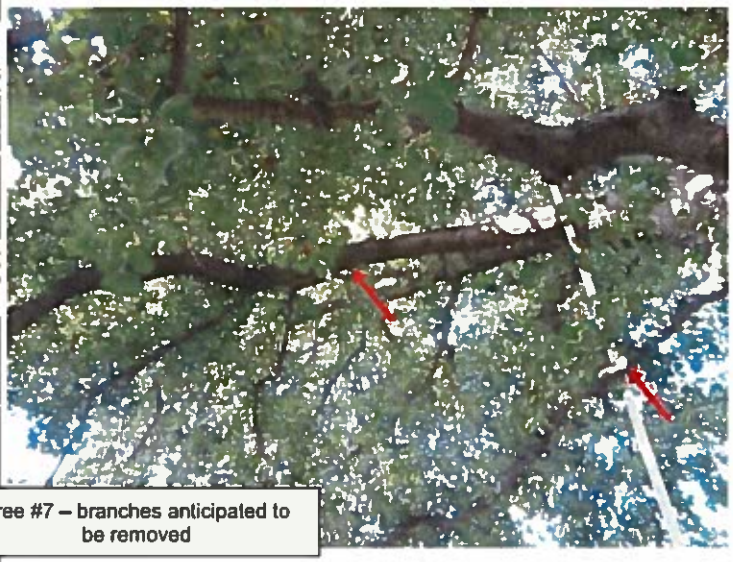
f. The height of the structure is 31 feet, but the trees are much lower than 33 feet. How does the building fit into the slope under the trees? I believe that the applicant should be required to put up story poles to demonstrate the actual footprint of the structure and how it interfaces with the trees.

Response – Unsanctioned story poles were installed by an unknown (to me) party when I made my site visit on April 14, 2016. Although the poles are not exact, they give a clear indication of the extent of pruning that will be required for the placement of the building. Pruning to trees #4, 5, and 7 will be required to accommodate the placement of the building. Tree #4 will require the removal of the 9.5" trunk that leans west over the slope where the residence will be situated. In addition, a 6" scaffold, a 5" branch, and a 3" branch will be pruned from the western canopy. Overhanging canopy will still be present above these cuts and these cuts will not dramatically unbalance the canopy. Tree #5 will require the removal of an 8" scaffold and a 4" branch. The trunk leans south and its canopy faces a mostly southeast direction. The removal of these branches will not result in any additional unbalancing of the canopy. Tree #7 will require the removal of a 10" scaffold, 7" branch, 5" branch, and 2" branch. This tree exhibits a low branching structure and the removal of these branches will raise the canopy. Overhanging canopy will still be present above these cuts and these cut will not dramatically unbalance the canopy. Photos are included below to demonstrate those branches that will require removal.

In order to incorporate these trees into the project design, the above-described pruning is necessary. Though this amount of pruning may not be ideal, it will allow the trees to be preserved rather than removed. Pruning of the oaks will only take place during the dormant months from July through September.

Tree #4 – branches anticipated to be removed

Tree #5 – branches anticipated to be removed



Tree #7 – branches anticipated to be removed

g. There is no mention of the required 5 feet of clearance required by the fire department for the structure.
Response – I believe Ms. Latta is referring to condition #6 of the Fire Department conditions of approval. The condition states that "a minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1." This access for foot traffic is not expected to result in the pruning of any additional canopy than is otherwise required. The only other clearance reference I am aware of is the Fuel Modification Guidelines, which state that in "Zone A: Trees should be limbed up to at least 6 feet above bare earth and a minimum of 3 times the height of underlying plants."

Item #4 – The report does not address any impacts to the heritage sized oak tree on adjacent property to the south and additional tree over protected size on their property. Although there are no heritage size trees around the building site, there are some within 200 feet of the project.
Response – We contacted the Forestry Unit of the Los Angeles County Fire Department prior to performing the oak tree inventory. We explained to the Forester that inventorying all oaks within 200 feet would be unreasonable, due to the rugged terrain and the far distance from the trees to any kind of site disturbance. In addition, the size of the development envelope was minor and the amount of grading was minimal. Forestry agreed that because of the limitations of the property, namely the access of adjacent properties and the fact that the project would be confined to that part of the lot closest to Canyon Crest Road, we would limit the inventory to those trees that are in the immediate vicinity of the proposed structure. As explained in the August 2014 report, "There are additional oak trees within 200 feet of the proposed development, but beyond the property boundary. These trees could not be surveyed due to access restrictions by the adjacent property owners and are not proposed to be impacted by the development. There are approximately eight (8) additional oak trees that are located on-site approximately 170 feet downslope from the proposed development. The elevation at which these trees are located is more than 80 feet below the elevation where the proposed building is located. These oaks will not be impacted by the proposed development and were therefore not included in the scope of this analysis."

Item #5 – There is no mention of the existing fill soil that is suffocating the roots of the trees near the flat pad area. Even 2 inches of fill soil can suffocate roots and cause root decay.
Response – We were informed by the applicant that the fill soil had existed in its current state for approximately ten years. The fill was present prior to the applicant purchasing the property and the pad was being used for parking by the adjacent property owner to the north at the time of my initial site visit on May 9, 2014. I am not aware of any existing evidence of when this fill was placed. Without trying to estimate a timeframe, it appears likely that the fill has been in that state for some time. I am in agreement with Ms. Latta that "even 2 inches of fill soil can suffocate roots and cause root decay." However, in this case, all the oak trees impacted by the fill soil appear in good overall health, even after this extended period of time being buried. Upon my site inspection on April 14, 2016 (approximately 2 years later), these same trees remain in good overall health. They show no signs of stress (no dieback) and have a dense canopy. I would be leery of removing the fill soil at this point, assuming the trees have adapted and developed roots to counter the change in grade. I do recommend that a portion of the fill on the downslope sides of trees #4, 7, and 8 be removed to eliminate the "bowl" in which the trees currently sit so as to not allow water to accumulate around the base of the trunks. Constant and excessive moisture can increase the probability of disease and decay.

Item #6 – The site is located over a significant ecological area. There is a blue-line stream at the bottom of the canyon in the center of the property. This is not addressed in the oak tree report. How will the project prevent sediment and debris from going down the hill? There are multiple oaks and other trees directly below the building site that are not addressed in the oak tree report. They could be directly impacted by a

change in hydrology or drainage. Also the slope is full of large boulders that may require removal to construct the proposed pilings.

Response – A portion of the property in question became part of a Conceptualized Significant Ecological Area as defined under the Los Angeles County SEA Program on December 10, 2014. My report was prepared in August 2014, four months before the Conceptualize SEA designation was determined. In the Initial Study, the planner notes that "the project is not located in a currently mapped Significant Ecological Area."

Those oak trees that are present at the bottom of the slope, near the blue-line stream, will not be impacted by the project. The nearest oak downslope from the proposed building is approximately 170 feet away with approximately 80 feet difference in elevation. As stated earlier, the Hydrology and Water Quality section of the Initial Study states: "The project will alter the existing drainage pattern of the site and will also increase the amount of surface runoff with the addition of impermeable surface area. However, all projects must comply with all applicable NPDES requirements and the Low Impact Development (LID) standards for small-scale residential projects which include management of drainage and surface runoff. Therefore, the project is not expected to result in substantial erosion or siltation on or off-site, increase the rate or amount of surface runoff in a manner that would result in flooding on or offsite, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or significantly affect surface water or groundwater quality." Based on this analysis, it is unlikely that altering the drainage will impact the subject oak trees, either those near the street or those oaks at the bottom of the slope.

Item #7 – The property would qualify as oak woodland based on the definition in the Oak Woodlands Conservation Management Plan Guide from LA County Planning dated March 18, 2014. I estimate the coverage of oak woodland on the property to be greater than 35%. There is also a diversity of oak species (3 species) on the property.

a. If the site contains an oak woodland, then the staff biologist and Forester should make a determination about whether the project could significantly impact the oak woodland.

   Response – As Ms. Latta stated above, "If the site contains an oak woodland, then the staff biologist and Forester should make a determination about whether the project could significantly impact the oak woodland." LDC's scope was to prepare an Oak Tree Report in accordance with the County of Los Angeles Oak Tree Ordinance. The Ordinance does not require an evaluation of oak trees that may fall within CEQA review. As such, my report did not address the presence of Oak Woodlands. It is my understanding that the Initial Study was prepared by County staff utilizing the findings and recommendations in my report. It is assumed that my findings and recommendations would not constitute the only information that would be used to make the determination. As such, the County staff did not indicate that the project will significantly impact oak woodlands. The Biological Resources section states the following: "The proposed development is sited at the edge of a disturbed oak woodland community, and would include the removal of one coast live oak (*Quercus agrifolia*) tree from the community for the construction of the proposed residence. The applicant will plant two oak trees on the subject property. The proposed location of the two replacement trees, adjacent to riparian oak woodland, is identified on the landscaping plan. Compliance with the conditions of the oak tree permit, through the planting of replacement oaks on site in appropriate habitat areas will ensure that impacts to oak woodlands are less than significant." It is my understanding of the Oak Woodland Management Plan that the County planner initiates the determination of oak woodlands by communicating with the County biologist and/or Forester. A determination would later be made by the County representatives. After submittal of the August 2014 Oak Tree Report, we were never contacted by the applicant, planner, Forester or County biologist to provide any additional details regarding the status of oak woodlands on the property.

b. A plan should be developed with oak trees and woodland depicted and labeled. None exists at this time.
Response – The Initial Study prepared by County staff did not indicate that the project will significantly impact oak woodlands. It is my understanding that the County would request an oak woodland report if it was required. An Oak Tree Location and Impact Exhibit was prepared and included with the August 2014 report. The exhibit was prepared in accordance with the County's Oak Tree Ordinance.

Item #8 – How much notching is a slight notching for the driveway? The depth needs to be quantified.
Response – The notching of the driveway is in reference to the placement of the below grade wall below the proposed driveway. The excavation required for this below grade wall is to a maximum depth of eight feet, with the depth tapering off as it extends downslope. As previously described, impacts to tree #4 are more extensive than was previously determined and indicated in my report. As stated in the August 2014 report, the placement of the below grade wall will take place approximately four feet (to the west) from the trunk of tree #4 and six feet (to the south) from the trunk of tree #7.

It is estimated that approximately 25% of the root system of tree #4 will be impacted by the excavation required for the placement of the wall. It is estimated that approximately 27% of the root system of tree #7 will be impacted by the excavation required for the placement of the wall. Since the location of actual roots is unknown until excavation occurs, actual impacts to specific roots cannot be determined at this time. Excavation should be performed under the Arborist of Record's.
The level of impacts to these trees are significant. The applicant understands this, but at the same time, he has designed the structure to minimize the amount of oaks trees that could have been removed if designed without any regard to the oak trees on the property. Yes, trees #4 and 7 could be removed as a result of the impacts. However, the amount of impacts does not guarantee that these trees will decline and die. The applicant is accepting the risk by allowing these trees to remain and planning and designing around them, as opposed to simply requesting their removal. I support the applicant's desire to keep these oak trees. Condition # 3 in the report states: "Should any of the encroached oak trees (Trees #1-5 and 7-9, now including #10) fail as a result of the proposed project within two years of completion, the tree shall be replaced at a 2:1 ratio. Impacts that could contribute to the decline of an oak from project implementation could be direct (e.g. construction activities damaging roots or branches) or indirect (e.g. improper drainage resulting in root rot)."

Item #9 – If the driveway gets laid over the existing grade without removing soil, how will it not be several inches above grade? Vapor permeable driveways can still cause root damage and compaction unless carefully designed. What percentage of the root zones will be impacted by the driveway?
Response – The driveway is proposed to be composed of a thin layer of gravel. The gravel layer will be permeable but compaction will still result. Since the existing pad (with a layer of mulch) has been used for parking for many years, some level of compaction has already taken place. It is estimated that approximately 8% of the root zone of tree #1 will be encroached by the driveway, approximately 15% of the root zone of tree #2 will be encroached, approximately 20% of the root zone of tree #4 will be encroached, and approximately 6% of the root zone of tree #1 will be encroached by the driveway.

The applicant will be required to provide construction monitoring during the period of project construction. The extent of monitoring will be determined by the applicant's Arborist of Record.

Ms. Kristina Kulczycki
Los Angeles County Dept. of Regional Planning

April 18, 2016

I appreciate the opportunity to address Ms. Latta's questions and concerns.

If you have any immediate questions, please feel free to contact me. Thank you.

Sincerely,
LAND DESIGN CONSULTANTS, INC.

Scott McAllaster
ISA Certified Arborist, WE-7011A

Cc. Stephen Kuhn
Steve Hunter/LDC

Kristina Kulczycki

From: Randall Baer [rbaer@pacbell.net]
Sent: Sunday, April 17, 2016 4:16 PM
To: Kristina Kulczycki
Subject: R2014-02411-5 Neighbor Meeting Summary

Randall Baer

3588 Canyon Crest Road, Altadena, CA 91001 | 818 425-4462 | rbaer@pacbell.net

April 17, 2016

Kristina Kulczycki
L.A. County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: Project #: R2014-02411-5
Minor CUP #201400014
Assessor's Parcel # 5830-003-016

Dear Ms. Kulczycki:

Yesterday, a group of neighbors met at the Kuhn's Canyon Crest property to discuss concerns about the proposed project. Several suggestions were made to reduce the impacts the home would have on the surrounding homes and natural environment.

The primary concerns expressed were regarding the height of the home above the loft space, the potential impacts to the oak canopy, the mass of the structure and the loss of light, views and privacy to the adjacent neighbors.

The following are notes from some of the conversations:

1. It was suggested that the applicants lower the height of their proposed loft to a height still allowing them to have storage in their garage, utilizing a pull-down stair for access rather the present stairway. This solution would allow for reduction of the roof height by eliminating the stair leading to the loft, it would also free up the space dedicated to the door accessing the stair and the stair itself for other storage possibilities. Mr. Kuhn agreed to take this into consideration.
2. Several people requested that story poles be erected in order to better understand the outline and massing of the home and have a visual tool for accurately evaluating the potential impact to the oak canopy.
3. In respect to concerns that construction processes would damage the oaks, a suggestion was made that the applicant agree that should any of the trees die, a replacement tree, of like-kind, be planted in its place.

It is our hope that some middle-ground can be reached and the applicants can move forward with a revised design that addresses the concerns of the neighbors and allows them to proceed with their plans in building a home that will be considered an asset to the neighborhood.

Sincerely,

Kristina Kulczycki

From: Kara Bjornlie [karabjornlie@gmail.com]
Sent: Saturday, April 16, 2016 8:52 PM
To: svatcc@gmail.com
Cc: Kristina Kulczycki

Dear Vandana and Stephen-

I understand you invited some neighbors to meet you this morning on your property on Canyon Crest to discuss concerns about your proposed house. Although I was not among the recipients of your invitation, I will take this opportunity to thank you for giving neighbors another opportunity to speak with you.

First, I just have to say, I simply don't understand the mind of a person who buys that lot with the intent to develop it, especially those who at the same time, claim to love Millard Canyon, or any natural canyon. While I understand your desire to live in such a setting I don't understand your wanting to exploit it. The existing development in this area was done in a different era and the damage has been done. That is why so many of us that love living on the edge of nature have taken advantage of the existing homes here. You two are extremely intelligent and enlightened and I'd think you'd sympathize with that mind set. I get it, you love nature, but raping it is not the way to show your love simply because the methods and means of doing so exist. I also don't understand the mind of a people who want to live amongst neighbors who will deeply resent them for having defied their neighborhood. I hope this recent attempt to reach out is a sign that you don't want that either.

That said, you own the lot and you have rights. I applaud your efforts and those of your architect to design such an innovative house which would be interesting to see on another lot where it wouldn't shoot clear up through canopies of multiple Oak trees, removing limbs in its path. I know that the arborist you hired would not have written that same report had he known the loft level was proposed.

I would love to see your home built without the loft level, stopping at the garage, and continuing down the slope out of the Oak canopy. I believe such a compromise would be a great gesture toward keeping the neighborhood peace and giving the Oaks and all the creatures that depend upon them a better chance...and you'd still have an amazing house.

Thank you very much for your consideration.

Your neighbor,

Kara Bjornlie

Kristina Kulczycki

From: Milissa Marona [milissa.marona@gmail.com]
Sent: Saturday, April 16, 2016 6:16 PM
To: svatcc@gmail.com; Kristina Kulczycki
Subject: RE: R2014-02411-(5) Property on Canyon Crest, Altadena

Dear Stephen and Vandana,

It was a pleasure to meet you today and I thank you for listening to your neighbor's concerns. There were several ideas brought up during the meeting for your consideration. A few are as follows:

1. If further Oak trees (less the one noted for your removal in your application) are removed during construction then it was suggested you might replace in kind and in place another tree.
2. Suggested that a major concern is the tallest height from street level. Stephen noted he would take that under consideration.

Thank you for your willingness to listen and to take these items under consideration.

Best Regards,

--
Milissa Marona
Mobile: (626)463-8190

Kristina Kulczycki

From: John Lynch [johnthearborist@gmail.com]
Sent: Friday, April 15, 2016 5:21 PM
To: svatcc@gmail.com
Cc: Kristina Kulczycki
Subject: Invitation to meet

Stephen And Vandana,

Thank you for your Invitation to meet this Saturday.

We would also like to extend an offer for you to view your proposed project site from the perspective of our patio and living room.

We would then be very interested in any creative design changes that you can offer that will reduce impacts on our canyon view and privacy.

We also share our neighbors concerns with the second level above the garage. We all believe that if you reduce the height of the structure above street level by a least half it would greatly reduce the impacts to the Oak canopy and the aesthetic of our neighborhood without sacrificing any of your livable space.

Respectfully,
John and Michiko